WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160001201 DEEDWARR
Recvd: 01/06/16 12:55 2 pgs
Fees:13.00 Taxes:769.60
20160106-0001293

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2015

Notary Public

MY COMMISSION EXPIRES: 5/6/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jesse J. Grathoff	Movement Mortgage	150-04-O-147.00
(NAME)	(NAME)	
4101 Philhall Parkway	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Gary Duane Clark and wife, Lynn Clark**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jesse J. Grathoff and Holly Palmer, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being Lot 645 on the Plan of Revised Phase III Kensington of Priest Lake, of record in Plat Book 6900, Page 236, erroneously shown as Plat Book 6988, page 236 on previous Deed, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gary Duane Clark, unmarried by Warranty Deed from Bobby G. Taylor and wife, Lois J. Taylor, dated 12/3/2002, recorded 12/11/2002 of record in Instrument No. 20021211-0153216, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 6900, Page 236, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded of record in Book 7149, Page 669, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4101 Philhall Parkway, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of December, 2015.

Gary Duane Clark

Lynn Clark

State of Tennessee
County of Williamson

Personally appeared before me Gary Duane Clark and Lynn Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of December, 2015.

Notary Public
My Commission Expires: 8/27/17

STATE OF TENNESSEE NOTARY PUBLIC DONALD R. DIRECTOR WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027